

EXECUTIVE SUMMARY

This Phase I Environmental Evaluation for transfer of title was conducted by engineering-environmental Management, Inc. (e²M) for the Western Area Power Administration, Loveland Area Office, Loveland Colorado (Western), on the Loveland Substation, located at the intersection of Garfield Avenue and West First Street, Loveland, Colorado (Larimer County). Before the property is transferred it must be evaluated in accordance with the U.S. Department of Energy's (DOE) Order 4300.1 and General Services Administration requirements for compliance with Title 40 of the Code of Federal Regulations (CFR) 373 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

A thorough evaluation of the Loveland Substation was performed through a site reconnaissance, study of existing reports, records and literature, and interviews with personnel familiar with the site. e²M has determined that site conditions have not significantly changed from those found in the Level II Facility Evaluation performed by Power Engineers in 1992. There is no evidence of leakage from the electrical equipment on-site, nor was there evidence of any staining on the gravel covering the site, although the ground underlying the gravel was saturated with water from recent storms.

Weeds were present only at the perimeter fencing, indicating the use of herbicides at the site. Vegetation outside the property boundaries was lush, due to the recent precipitation. The property probably had not been sprayed with herbicides recently, due to a change in Western's policy regarding herbicide application.

The control building, a corrugated metal building, contains a bank of four lead-calcium batteries which are used to ~~supply power to the control building~~¹⁰. The flooring is composed of vinyl floor tiles resembling those which have been known to contain asbestos, but no asbestos testing has been performed.

As the control house was constructed in 1977, there is a slight potential for the paint used on and in the facility to contain lead. The paint associated with the structure has not been tested for lead content.

The U.S. Environmental Protection Agency (EPA) has classified all of Weld county as a "high radon potential zone", including the area in which the Loveland Substation is located.